



Howard County Council

George Howard Building
3430 Courthouse Drive
Ellicott City, Maryland 21043-4392

COUNCILMEMBERS

Courtney Watson, Chairperson
District 1
Mary Kay Sigaty, Vice Chairperson
District 4
Calvin Ball
District 2
Greg Fox
District 5
Jennifer Terrasa
District 3

Minutes (approved 10-6-08)
County Council Legislative Work Session
September 22, 2008

The meeting was called to order at 4:34 p.m. in the Tyson Room.

Members present: Calvin Ball, Greg Fox, Mary Kay Sigaty, Jennifer Terrasa, Courtney Watson.

Discussion: The Council discussed the following legislation:

Council Bill No. 56-2008 (ZRA-98) – Introduced by The Chair at the request of Blue Stream, LLC - Amending the Howard County Zoning Regulations' CAC zoning district to modify limitations on certain banking institutions; provide exceptions to the height, setback, and floor area regulations, in certain instances; provide open space requirements; modify a certain prohibition on residential uses; and generally relating to the CAC zoning district

They discussed the following points:

- Whether or not a text amendment to allow greater height for certain property adjacent to I-95 could be argued as representing a “change” in the neighborhood for rezoning request purposes. Mr. Paul Johnson, Office of Law, said that it would not.
- Marsha McLaughlin, Director, Department of Planning and Zoning, showed a map of CAC properties that would be affected by the proposed text change.
- Setback areas, including their use as amenity or open space areas.
- Certain definitions (amenity area; net site area and net acreage)
- The use of amenity areas or open space for community facilities. Ms. Watson distributed a draft amendment that would allow certain community facilities to be constructed within these areas.
- Mr. Fox suggested a possible need for a cap on first floor residential space to require some retail on the first floor.

The following items were identified for follow-up:

- Ms. McLaughlin will work on clarifying language concerning the 65 foot height allowance for hotels and mixed use.
- DPZ will submit an amendment requiring a setback for amenities bordering I-95.
- DPZ will prepare an amendment defining “amenity area” to be consistent with another pending ZRA that defines this.
- Ms. McLaughlin said that net site area and net acreage are the same and already defined in the zoning regulations; she suggested making the terms the same.
- DPZ will submit an amendment to require a door on the side of the building with a walkway.
- DPZ will look at a possible cap on first floor residential use.
- Ms. Watson asked Mr. Ball to work with her on the possible use of amenity areas for community facilities.

No decisions were made.

The meeting was adjourned at 5:53 p.m